092.0	0010	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	739,500	/	739,500
USE VALUE:	739,500	/	739,500
ASSESSED:	739,500	/	739,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REYNOLDS DAVID C & ELLEN R
Owner 2:	
Owner 3:	
Street 1:	94 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,109 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2487 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6109.000	317,200		422,300	739,500
Total Card	0.140	317,200		422,300	739,500
Total Parcel	0.140	317,200		422,300	739,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.32 | /Parcel: 297.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	60061
GIS Ref	
GIS Ref	
Insp Date	11/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 092.0-0010-0009.0

!7564!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,200	0	6,109.	422,300	739,500	739,500	Year End Roll	12/18/2019
2019	101	FV	257,000	0	6,109.	428,300	685,300	685,300	Year End Roll	1/3/2019
2018	101	FV	257,000	0	6,109.	319,700	576,700	576,700	Year End Roll	12/20/2017
2017	101	FV	257,000	0	6,109.	289,600	546,600	546,600	Year End Roll	1/3/2017
2016	101	FV	257,000	0	6,109.	277,500	534,500	534,500	Year End	1/4/2016
2015	101	FV	241,700	0	6,109.	235,300	477,000	477,000	Year End Roll	12/11/2014
2014	101	FV	241,700	0	6,109.	223,200	464,900	464,900	Year End Roll	12/16/2013
2013	101	FV	241,700	0	6,109.	212,400	454,100	454,100		12/13/2012

PRINT

Date	Time
12/10/20	22:11:16

LAST REV

Date	Time
05/07/19	14:32:40
apro	

PAT ACCT. 7564

USER DEFINED

Prior Id # 1:	60061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13561-378		10/1/1978		55,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2005	1134	Addition	38,000			G7	GR FY07	16X15

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Meas/Inspect	372	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
4/5/2000	Inspected	276	PATRIOT
2/4/2000	Mailer Sent		
2/4/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6109		Sq. Ft.	Site		0	70.	0.99	5									422,289						422,300	

Total AC/HA:	0.14024	Total SF/SM:	6109	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	422,289	Spl Credit		Total:	422,300

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	CREAM
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29535961
Const Adj.:	0.99594003
Adj $ / SQ:	135.461
Other Features:	99373
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389704
Depreciation:	72485
Depreciated Total:	317219

COMMENTS

OF=EXTRA SINK IN 3/4 BATH AND EXTRA SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

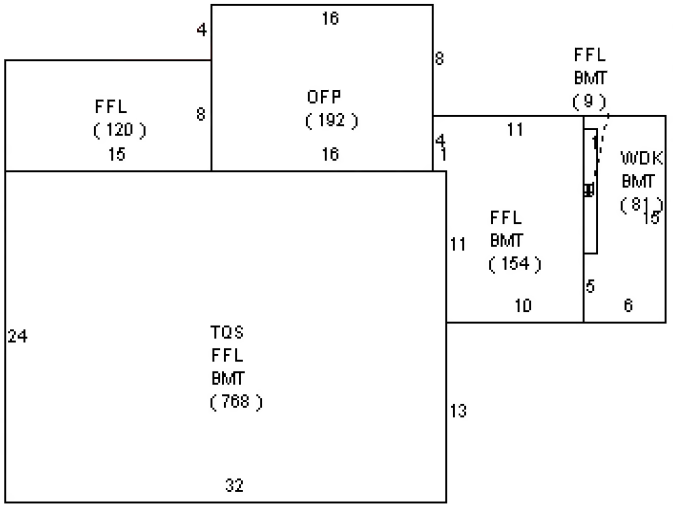
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	135.46
Special Features:	0	Val/Su Net:	108.93
Final Total:	317200	Val/Su SzAd	194.96

SKETCH



Sum Area By Label :
OFP = 192
FFL = 1051
TQS = 768
BMT = 1012
WDK = 81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,051	135.460	142,369
BMT	Basement	1,012	63.090	63,848
TQS	3/4 Story	576	135.460	78,025
OFP	Open Porch	192	24.990	4,798
WDK	Deck	81	15.940	1,291

Net Sketched Area:	2,912			Total:	290,331
Size Ad	1627	Gross Are	3104	FinArea	2487

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0010-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total:

IMAGE

AssessPro Patriot Properties, Inc